

Property at 00050 HAYNES ROAD

Prop ID 2600050

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Administrative Information

Owner name: THURESON GARY R TRUSTEE
 Second name:
 Address: 50 HAYNES ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2600050 Neigh.: Zone: R30 Vol: 682 Page: 1113

Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	144,430
Resident Outbldg	1.00	4,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jan-1985
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 347,229

Summary

Total assessments	243,060
Total exemptions	
Net assessment	243,060

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	135,000	135,000			135,000	94,500
Primary Site		39,640						

.910 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	04	Living Area w/o		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,212	205,990
Basement	Full				
Heating	Yes	A/C Yes			5,910
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					58,738
Other Features		WB Stks		Bsmt Gar	19,778
Sub-Total					293,916
Grade	C+		Factor 1.0800		317,429
CDU			C&D Factor 1.00		317,429
Depreciation			35 %		206,329
Computed cost value @ 70%					144,430

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	DECK Wood deck	314	8,318

Total additions 58,738

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	28	392	30.00	2019	C	11,760	50	5,900
Utility Shed									
Value at 70%					4,130	Value at 100%			
						5,900			

